Davidson County DEEDWARR
Recvd: 05/05/08 12:17 2 pgs
Fees:12.00 Taxes:0.00
20080505-0045986

NEW OWNER IS AND SEND
TAX BILLS TO:
FRED ALLEN, JR. AND WIFE,
VICKIE R. ALLEN
Post Office Box 1132
Gallatin, TN 37066

THIS INSTRUMENT PREPARED BY
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE

MAP PARCEL 147-08-22.0

DEED TO CREATE TENANCY BY THE ENTIRETY

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and the love and affection I have for my wife, VICKIE R. ALLEN, the receipt of all of which is hereby acknowledged, I, **FRED ALLEN, JR.**, do hereby convey sufficient interest to **VICKIE R. ALLEN**, to create a **TENANCY BY THE ENTIRETY** in me, and my wife VICKIE R. ALLEN, in and to the following described tract or parcel of land situated in Davidson County, Tennessee, described as follows:

> The east one-half of a certain tract of land situated in the 5th Civil District of Davison County, Tennessee, containing one-half acre, on which is a 4 room rock dwelling house and well, this said lot or parcel of land being bounded generally as follows:
>
> On the East by Nash; on the North by Robert Holt; on the West by John West; on the South by Eugena Robertson, Ernest Patten and T. J. McMorrough.
>
> **Being the same property conveyed to Fred Allen, Jr. By deed from Virginia M. Allen dated June 18, 2002 and recorded as Instrument No. 20020621-0075253, Register's Office of Davidson County, Tennessee.**

TO HAVE AND TO HOLD said interest in the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **GRANTEE**, and me, as tenants by the entirety, our heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of said interest in and to the above described tract or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2008 real estate taxes, applicable zoning and building regulations, and all visible easements.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said interest in and to said tract or parcel of land, unto the said **GRANTEE** for the purpose of creating a tenancy by the entirety as aforesaid, against the lawful claims of all persons whomsoever

WITNESS my hand this the 30 day of April, 2008.

Fred Allen Jr
FRED ALLEN, JR

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRED ALLEN, JR., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, on this 30 day of April, 2008.

Sandra L. Ketchum
NOTARY PUBLIC

SANDRA L. KETCHUM NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Comm. Exp. Apr. 16, 2009

MY COMMISSION EXPIRES: 23 2012

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ENTIRETY DEED, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Sandra L. Ketchum
AFFIANT

SUBSCRIBED and sworn to before me, this the 30 day of April, 2008.

Judy D. Chambers
NOTARY PUBLIC

JUDY D. CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Comm. Exp. 11-2-08

MY COMMISSION EXPIRES: 11-2-08